



## **NOTICE OF DECISION**

**APPLICANT:** Steve Bullock  
MG2 Architects  
1101 Second Avenue, Suite 100  
Seattle, WA 98101

**PROJECT NAME:** Costco Campus Expansion (Building 5)

**APPLICATION TYPE:** Site Development Permit

**FILE NO.:** **SDP17-00001**

**APPROVAL DATE:** October 23, 2018

**REQUEST:** Site Development Permit for Building 5, which consists of a 10-story parking garage with approximately 30,000 square feet of exhibit space and fitness center on the ground floor on 2.9 acres. The project includes the following Administrative Adjustment of Standards requests: 1) a reduction in the number of required loading spaces, from 18 to 6 spaces; 2) a reduction in the tree retention requirement to allow all trees to be removed; and 3) a design modification to remove the landscape border where the Through Block Passage route passes through the building.

**ASSOCIATED PERMITS:** Administrative Adjustment of Standards, AAS17-00010  
Administrative Adjustment of Standards, AAS18-00007  
Administrative Adjustment of Standards, AAS18-00009

**LOCATION:** Northwest corner of Lake Drive and SE 62<sup>nd</sup> Street

**PARCEL NUMBER(S):** 355750-0270

**SUBAREA:** Central Issaquah

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### COMPREHENSIVE

**PLAN DESIGNATION:** "Mixed Use", by the Issaquah Comprehensive Plan, (Ord. 2810 as amended and effective on October 25, 2017)

**ZONING:** UC (Urban Core)

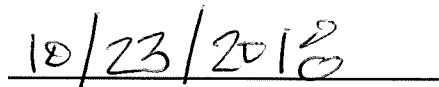
**PROJECT PLANNER:** Jean Lin, Senior Planner  
Development Services Department, (425) 837-3103

### I. DECISION

The Development Commission reviewed the proposed Site Development Permit for the Costco Campus Expansion Project, SDP17-00001, during two public hearings conducted on September 5, 2018 and October 3, 2018. After reviewing the application, project drawings and technical studies, the Staff Report dated August 29, 2018 with Attachments 1-12, Briefing Response Memo dated September 28, 2018 with Attachments 1-8, and listening to representatives on behalf of the applicant, city staff, and residents of Issaquah, the Development Commission approved the Site Development Permit and associated Administrative Adjustment of Standards with Conditions. Approval of the land use application is based on the Findings of Fact in the Staff Report, the project materials listed above, the Conclusions in Part III below and is subject to the conditions contained in Part VI below.



Richard Sowa, Chair  
Development Commission



Date

This Notice of Decision has been executed this 23rd day of October, 2018 by the Chairman of the Development Commission on behalf of and per the direction of the Development Commission.

WHEREAS, public hearings were held on September 5, 2018, and October 3, 2018 to consider a Site Development Permit for a 10-story parking garage with approximately 30,000 square feet of exhibit space and fitness center on the ground floor on a 2.9-acre site.

WHEREAS, the Development Commission reviewed the application on September 5, 2018, and October 3, 2018 and has had adequate time to review and reflect upon the application; and,

WHEREAS, the Development Commission is now satisfied that the application has been sufficiently considered, and hereby makes and enters the following:

## **II. FINDINGS OF FACT**

The approval criteria and staff analysis in the Staff Report dated August 29, 2018 with Attachments 1-12, the Briefing Response Memo, dated September 28, 2018 with Attachments 1-8, the SEPA Planned Action Determination issued on August 29, 2018; and the staff and applicant presentations at the Public Hearings on September 5, 2018, and October 3, 2018 shall serve as the Findings of Fact.

## **III. CONCLUSIONS**

1. This proposal was reviewed in accordance with the Costco Development Agreement, Central Issaquah Plan (CIP), Central Issaquah Development and Design Standards (CIDDS), and the Issaquah Land Use Code (IMC Title 18) and was determined to be subject to approval criteria for a Major Alteration to the Land Plan review found in the Costco Development Agreement, Exhibit E and Exhibit J, Section 2.I. The Development Commission is responsible for reviewing and making the decision for Site Development Permit applications for a Major Alteration to the Land Plan.
2. The environmental impacts of this proposal have been reviewed according to the Washington State Environmental Policy Act (SEPA). A Planned Action Determination for this proposal has been issued on August 29, 2018, concluding the project meets all the Planned Action Review Criteria, consistent with Planned Action Ordinance No. 2665. No SEPA threshold determination or additional SEPA review is required.
3. This proposal complies with the Major Alteration to the Land Plan approval criteria of the Costco Development Agreement and applicable standards, with conditions found in Section VI of this Notice of Decision.
4. The application contains adequate information for the Development Commission to render this decision.
5. Adequate and timely notices to the public and the Parties of Record, as prescribed in the Procedures of the Land Use Code (IMC 18.04), have been provided.

## **IV. APPEALING THIS DECISION**

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall

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be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$750.00 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on November 7, 2018.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above). Final decisions shall be valid for five (5) years from the Approval Date in the Notice of Decision and can be extended by the Director if all the criteria set forth in accordance with Central Issaquah Development and Design Standards Section 3.11.A are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

### **V. AFFECTED PROPERTIES**

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300

### **VI. CONDITIONS OF APPROVAL**

2. All sidewalks must be publicly accessible. In areas where proposed sidewalks extend onto private property, either additional right-of-way or public access must be granted to the City prior to Temporary Certificate of Occupancy.
4. The Applicant shall revise the Through Block Passage design to achieve minimum clear walkway widths of 7 feet and 5 feet.
5. The Applicant must meet the Minimum Tree Density on site to the extent practical and feasible. If the Applicant cannot meet the Minimum Tree Density on site, they must provide trees off site. Off-site trees must be maintained in perpetuity for the natural life of the trees. The Applicant may, in lieu of on-site or off-site compliance, contribute to the City's Tree Fund if all on- and off-site tree planting options have been exhausted.
7. Sidewalks within the right-of-way and public access easements must meet City standards, or Costco must enter into a maintenance agreement with the City to maintain any approved deviations.
8. All dry and wet utility vaults, meters, equipment, and appurtenances are assumed to be shown on the project plans. Anything not shown on the project plans is assumed to be located within a structure. If new or unforeseen facilities are required, Costco shall attempt to locate them within the building or otherwise minimize their visual impact. The Development

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Services Director, or the Director's designee, will make the final decision on Costco's proposal(s) to locate new or unforeseen facilities.

9. Driveway widths will need be minimized as practicable while maintaining functionality, and sidewalks will be designed and constructed to remain at a perceived constant grade through the driveway in order to ensure the continuity of the sidewalk at the vehicular entries.
11. Blank walls, including blank retaining walls over 4 feet in height, shall be avoided, especially at the pedestrian's level, in accordance with CIDDS Section 14.2.B. This standard will be met through articulation or other techniques (i.e., piers, modulation, detailing, combinations of materials and textures, artwork, trellises, etc.). Long, unbroken use of a single material will not meet this standard. Landscaping may also be applied as a secondary feature of the building. Areas with blank walls where this standard would apply include, but are not limited to, the following:
  - On the west elevation, the section of brick wall along the south driveway would be prominent and visible due to its adjacency to the Pickering Pond Trail, and shall require treatment to break up its massing and provide visual interest.
  - On the north elevation, the section of brick wall along the generator room and stair tower are adjacent to the pedestrian path that provides Through Block Passage, and shall require treatment to enhance the pedestrian experience.
  - Should trail users along the Pickering Pond Trail be exposed to retaining walls over 4 feet in height, landscape or other treatment shall be incorporated to improve the trail user's experience. At a minimum, vines shall be planted to soften the retaining wall.
12. A minimum of 25% of the required bicycle parking for the overall development must be provided in Building 4, not exclusively in Building 5, or as approved by the Director consistent with the intent provided in the August 29, 2018 Staff Report. Some of that bicycle parking shall be placed within 50 feet of a primary building entrance and shall not block pedestrian circulation facilities.
13. To screen rooftop parking from views from Building 4 (both across and from above), trellises and low perimeter walls are proposed. In accordance with CIDDS Sections 10.5.B.2 and 15.3.H, visual screen shall be at least five (5) feet in height. Compliance with this standard would be ensured through Building Permit review.
15. Special design consideration must be given to the potential for high groundwater, liquefaction and weak soils to impact on all wet utilities (on-site potable water, sanitary sewer and storm sewer piping systems). Any special construction measures that are needed to ensure these systems function through and after an earthquake must be summarized in a report that accompanies the civil system design and must be submitted with, or before, Site Work Permit application. Attention must be dedicated to the liquefaction potential of the site soils and the viability of these piped systems to survive an earthquake and remain in-service. This condition will be enforced during Site Work Permit review and approval.

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17. Existing and historical stormwater surcharges that result in overland flow between the parking lot and the Pickering Ponds must be resolved within the Building 5 parking lot during site development. This condition will be enforced in conjunction with the Site Work Permit.
18. Prior to approval of the Building Permit for Building 5, the Applicant shall accurately depict the required sight distance triangles for the Building 5 driveway. Buildings 4 and 5 shall be configured to meet City sight distance standards. This condition will be enforced during Building Permit review.
19. Prior to approval of the Building Permit for Building 5, the Applicant shall update the traffic model using the latest data and actual observed traffic patterns on Lake Drive, and provide information to the City to demonstrate that the parking garage access drives will not queue on to public streets as a result of internal queuing from congestion.
20. During utility and site construction, the existing sanitary sewer pipelines in Lake Drive, and any other sewer pipelines that provide service to properties other than Costco, must remain in-service and operational. This condition applies to Buildings 4 and 5 and will be enforced in conjunction with Site Work Permits.
21. All sanitary sewers, outside the existing public right-of-way, will be privately owned and maintained and will not be the responsibility of the City.
22. Special design consideration must be given to the potential for low flows in the completed sanitary sewer system and the design must accommodate the potential for pipe plugging as a result of low-flows or odor (as a result of long residence times). The special design considerations must be summarized in a report that accompanies the sanitary sewer design and must be submitted with, or before, Site Work Permit submittal which includes sewer.
23. All required Fat/Oil/Grease (FOG) facilities must be located in service areas/drives. This condition applies to Buildings 4 and 5, and will be enforced during Site Work Permit review and approval.
24. During utility and site construction, the existing water pipelines in Lake Drive and SE 62nd, and any other water service pipelines that provide service to properties other than Costco, must remain in-service and operational. This condition will be enforced in conjunction with Site Work Permits.
25. All of the completed pipeline alignments shall comply with the layout shown in the project plans or be approved by Public Works Operations.
26. All noise emissions from proposed backup generators during non-emergency situations, including exercising the equipment as part of routine maintenance, will be required to comply with IMC 18.07.136. Noise generated as part of required testing is not subject to the

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noise limitations. Compliance would be demonstrated through acoustic analyses during Building Permit review and after installation prior to Certificate of Occupancy.

27. The Applicant is encouraged to do the following:

- 1) Plant slightly larger caliper trees to get more mature trees sooner; however, too large caliper trees may be unsuccessful.
- 2) Work with the City and PPOA to replant in adjacent areas such as Tract A along the Issaquah Creek and around the Pickering Pond.

28. The Pickering Pond Trail must be publicly accessible. In areas where the proposed trail extends onto Costco's property, public access must be granted to the City prior to Temporary Certificate of Occupancy.

### **Construction Conditions**

1. Construction outreach shall include the following:

- a) on-site signage in conformance with the City's construction sign template, to be erected prior to start of any construction; and,
- b) monthly updates in conformance with the City's template, to be placed in a brochure box with the on-site sign and sent to members of the public who have signed up for updates throughout the duration of construction.

2. Standard Details:

- a) Show all applicable Water Standard Details on Construction Drawings.
- b) Use this product and application method for Blow Off Assembly Standard Detail W-04 and Air Vacuum Release Valve Assembly Standard Detail W-07: "Clean, scuff-sand and prepare per paint manufacture's specification. Prime with 1 coat (6 Mills) of Sherwin Williams "Pro-Cryl" Acrylic Primer (B66 W 310 643-22681) and then top-coat with 1 coat (6 Mills) of Sherwin Williams "Cryl-HPA" High Performance Acrylic Gloss, High Gloss Bright White (B66 W 377 6405-18908)."
- c) Add this comment to Water Standard Detail W-04, Item #E, Blow Off Assembly: "Install brass, 4" female Seattle Standard Thread x 2 ½" male National Standard Thread fitting. Install 2 ½" cap NST."
- d) Do not install components #M - #Q, inclusive, for Water Standard Detail W-11, 3" & Larger Meter Installation.
- e) Do not apply any interior coatings (for any component) for General Standard Detail G-05, Vaults—General Features. Leave any manufacturer's coating in place; do not remove factory-applied coatings.

3. Water Mains & System:

- a) All water main flow interruptions shall be scheduled with City PWO at least 14 calendar days ahead. All flow interruptions, individually, shall be no longer than 8-consecutive hours leaving 16-consecutive hours for storage recovery. These instructions are in

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addition to, or modification to, existing City Standard Operating Procedures for scheduled water main shut-downs.

- b) All water main taps on City-owned water mains greater than 2" shall be made by licensed, "wet-tap," third-party vendor. The third-party vendor shall be City-approved and their primary business is tapping live, in-service, public water mains.
- c) Provide deeded easement(s) for all water mains and appurtenances.
- d) Abandon all unused water main stubs on or facing parcels. Abandon stubs at existing water main, removing the stubbed valve, pipe and valve box.
- e) Install three gate valves at every tee connection and install four gate valves at every 'cross' connection if constructing or tapping any new or existing water main.
- f) Do not plant trees within 10' of any water main, water service line or water meter.
- g) Provide detailed water, sewer and irrigation utility drawings.

### **4. Water Meters:**

- a) Install brass address tag attached to each setter, for all water meters, whether new or existing, within the physical boundaries of this project.
- b) Meters 2.5" and larger:
  - i. Developer to plumb from main to meter, install vault and associated piping per Standard Detail. Developer to supply and install meter.
  - ii. DSD to assure meter and meter bypass are off and not used until PWO inspects installation and Backflow Assembly installation. DSD to inform PWO when meter is installed.
  - iii. Developer to be charged for PWO inspection fee and Meter Transmitter Unit per IMC, in addition to all other applicable fees.
- c) Please plan accordingly for PWO installation of new water meters and services .75" through 2". Lead time is minimum of eight weeks. Final grade elevation at sidewalk or planter where meters are to be installed must be established before City provides installation. Work directly with PWO at (425) 837-3470.
- d) Show landscape irrigation water meter. Provide landscape plan showing irrigation connection to potable water, including meter and backflow device.
- e) Request and provide mapped, recorded (with City), street addresses for irrigation meter(s). The address(es) must be obtained before landscape permit is issued and must be recorded on the Utility Application for water service.
- f) Provide detail of domestic water meter(s).
- g) Consider dual or redundant water supply to domestic and fire systems for maintenance and repair of water meters, backflow preventers or other equipment that may need maintenance or might fail, and where that system must be shut down.

### **5. Drinking Water Quality & Backflow Protection**

- a) Backflow devices may need to be installed (irrigation, fire, other). Backflow permits are separate permits, separate from all other permits. Multiple backflow devices can be on one permit.
- b) Water Quality inspections required at least at rough-in and final. Schedule inspections through MyPermit.Com. If installing systems connected to potable water such as radiant



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floor heating, flow-through fire suppression, water features, swimming pools, or installing non-potable water lines for irrigation or wastewater uses, these uses will require backflow protection individually and in addition to any site-required backflow protection. It is highly advisable to work directly, often and early during construction with City PWO (Drinking) Water Quality section. Not doing so may very well delay certificate of occupancy.

- c) This project will require a Reduced Pressure Backflow Assembly (RPBA) installed immediately behind the domestic water meter(s) because of building heights in excess of 30'-0". Contact PWO (Drinking) Water Quality Section for questions and backflow device location questions. Detail assembly and show location on applicable Design and Construction Drawings.
- d) All meters installed (dropped) for this project will be locked off immediately after installation and remain so until an inspection is conducted by PWO (Drinking) Water Quality personnel, and a record of successful testing of the backflow prevention device has been delivered. Meters will be unlocked by City after both of these conditions have been met.
- e) If off-site or on-site reclaimed water is collected, stored or used, a Reduced Pressure Backflow Assembly (RPBA) shall be installed above-ground and immediately behind all domestic and fire water meters associated with this project. It is highly recommended that these above-ground installations be protected from freeze and vandalism. Please work directly, often and early during construction with City PWO (Drinking) Water Quality section. Not doing so may very well delay certificate of occupancy.
- f) Provide civil and mechanical drawings for project and City to be given ample time for review and comments. Include design details for all water-using appurtenances, appliances or amenities.

### 6. Fire Suppression Systems:

- a) Define if fire suppression system(s) will be installed. If so, define, detail and show supply, and how it shall be metered.
- b) Strict criteria exist for Flow-Through Fire Systems:
  - i. If planned, please provide detailed plans for fire suppression system(s) to PWO and other required agencies for review, allowing sufficient time for agency review, comments and approval.
  - ii. The following elements define a flow-through fire system for (Drinking) Water Quality purposes; these elements must be included into the design without deviation:
    - 1. No fire department pumper connection;
    - 2. Potable water piping and materials must be used;
    - 3. Piping end(s) terminate at a non-human-consumptive fixture using potable water (toilet, washing machine) as its sole water source;
    - 4. Piping arrangement cannot be looped;
    - 5. Piping arrangement shall be one continuous pipe without branches or tees unless the branch or tee ends as described in item "iii."
    - 6. A single feed to an elevated floor is allowed.

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- iii. Do not install wallboard or other covering material on walls or ceilings where flow-through fire system piping is located until (Drinking) Water Quality inspection has been scheduled, conducted, and the piping arrangement approved.
- iv. Do not deviate from flow-through fire system piping design, once approved by (Drinking) Water Quality and other agencies; install piping per approved design.